

## **AGENDA**

The Somerville Planning Board meeting for **Thursday, November 20, 2003 at 6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, 93 Highland Avenue, Somerville, MA is scheduled as follows:

### **Joint Public Hearing, 6:00 pm:**

A joint public hearing for all interested parties will be held by the Somerville Planning Board and the Board of Aldermen Committee on Legislative Matters on **Thursday, November 20, 2003 at 6:00 p.m.** in the Aldermen's Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

#### **A Zoning Amendment sponsored by Aldermen Provost, White and Roche:**

- That the existing Assembly Square Zoning, known as the Interim Planning District, be extended until May 31, 2004.

Copies of the proposed amendment may be reviewed at the Planning Department in City Hall, 93 Highland Avenue, Somerville, MA, Monday through Wednesday between 8:30 a.m. and 4:30 p.m., Thursday between 8:30 a.m. and 7:30 p.m. and Friday between 8:30 a.m. and 12:30 p.m.

### **Planning Board Public Hearings, 6:30 pm:**

**100 Properzi Way:** (Applicant and Owner: Moshe Safdie; Agent: Paul Gross) The Applicant seeks site plan approval to subdivide a lot (SZO §8.8), as well as a special permit to alter a nonconforming structure (SZO §4.4.1) and a special permit to expand a nonconforming use, an office building (SZO §4.5.3). Neighborhood Business (NB) and Residence B (RB) zoning district.

**30 Sturtevant Street:** (Applicant: Daniel Hayes; Owner: Taurus Management Services, LLC; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit to alter a non-conforming structure to expand Good Times Billiards by 15,830 sq. ft. into the adjacent building (SZO §4.4.1). Also subject to requirements of SZO §5.3.8 - Revisions to Special Permits with Site Plan Review. Interim Planning District (IPD) overlay district and Industrial Park Assembly (IPA) zoning district.

### **Review of Cases for the Zoning Board of Appeals:**

**9-11 Aldersey Street:** (Continued from 11-6-03) The Owner, G&T Realty Associates, along with the Applicant, Gerard Meehan, and their Agent, Edward J. Lonergan, are making application to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been

cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the SZO. The Applicant is also making appeal under §3.1.9 of the SZO. Residence A (RA) zoning district.

**44 Park Street** (Applicant: 44 Park Street, LLC; Owner: Maldemar, LLC) The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct fifty-six (56) residential units. The Applicant is subject to the Incentives for Provision of Affordable Housing section of the SZO, §13.5. Residence C (RC) zoning district.

**24-28 Marshall Street:** (Applicant: Joseph Trant; Owner: Marshall Street Realty Trust; Agent: Richard D. DiGirolamo) The Applicant is seeking a special permit with site plan review under SZO §7.3 to construct eleven (11) townhouse units. Also subject to affordable housing requirements of SZO §13.6.1. Residence B (RB) zoning district.

**71 Oak Street:** (Applicant and Owner: Norberto Carrola) The Applicant seeks a special permit with site plan review to legalize a fourth unit (SZO §7.3). Applicant is also subject to the requirements of Article 13, Affordable Housing. Residence B (RB) zoning district.

**66 Summer Street:** (Applicant: Santokh Singh; Owner: Gurmail Banwait) The Applicant seeks a special permit to convert from one non-conforming use, a retail store, to another, a retail store with 19-seat restaurant (SZO §4.5.1). Also requires a special permit for relief from four required parking spaces (SZO §9.13.a). Residence B (RB) zoning district.

**34 Spring Street:** (Applicant and Owner: Robert DeVitto) The Applicant seeks a special permit to alter a non-conforming structure to enclose a deck of a four-family dwelling (SZO §4.4.1). Also requires a special permit to expand a non-conforming use (SZO §4.5.3). Residence A (RA) zoning district.